

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		SUMMER ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	ARLINGTON HOUSING AUTHORITY		
Owner 2:	CUSACK TERR		
Owner 3:			
Street 1:	730 MASS AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .753 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1983, having primarily Brick Exterior and Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 970	Housing Auth	Prime NB Desc	ARLINGTON	Total:	Spl Credit	Total:
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.000	4,400			4,400
Total Card	0.000	4,400			4,400
Total Parcel	0.753	3,036,900		1,032,800	4,069,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: 76.95

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

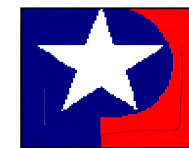
Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

APPRaised:
USE VALUE:
ASSESSed:

Total Card /	Total Parcel
4,400 /	4,069,700
4,400 /	4,069,700
4,400 /	4,069,700



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	40832
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!5503!

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:			
(Liv) Units:	1	Total:	68
Foundation:			
Frame:			
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:			
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:		
Year Blt:	1983	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	6	- Average	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:			
Heat Type:	3	- Forced H/W	
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.8
Functional:		
Economic:		
Special:		
Override:		
	Total:	28.8

CALC SUMMARY

Basic \$ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00799990
Adj \$ / SQ:	80.640
Other Features:	6200
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6200
Depreciation:	1786
Depreciated Total:	4414

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths:		HB					

REMODELING

		Exterior:
		Interior:
3.	%	Additions:
	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
8	%	General:

RES BREAKDOWN

[illegible]

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

[illegible]

IMAGE



063.0
Map

0004
Block

0003.B
Lot

2 of 2
CARD

Commercial

ARLINGTON

APPRaised: 4,400 /

USE VALUE: 4,400 /

ASSESSed: 4,400 /

Total Card / 4,069,700

Total Parcel 4,069,700

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Map

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Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02476		Type:	

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Owner 1:			
Owner 2:			
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Twn/City:			
St/Prov:		Cntry	
Postal:			

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Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
903	Municipal		0	0	Sq. Ft.	Site		0	0.	0.00	11																

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GENERAL INFORMATION			
Grade:			
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicdt:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

MOBILE HOME Make:

Code	Description	A	Y/S	Qty
------	-------------	---	-----	-----

More: N Total Yard Items: Total Special Features: Total:

OTHER FEATURES	
Kits: 1	Rating: Average
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	28.0
Functional:		0.0
Economic:		0.0
Special:		0.0
Override:		0.0
	Total:	28.8

Basic \$ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00799990
Adj \$ / SQ:	80.640
Other Features:	6200
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6200
Depreciation:	1786
Depreciated Total:	4414

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1983.	4
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1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:				HB			

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	80.64	
Special Features:	0	Val/Su Net:		
Final Total:	4400	Val/Su SzAd		

Serial # Year: Color:
PARCEL ID 063.0-0004-0003.B

[illegible][illegible]

AssessPro Patriot Properties, Inc



Type: 50 - Govt. Bldg.

GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1983
Alt LUC:	
Jurisdict:	G10
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 063.0-0004-0003.B

More: N	Total Yard Items:	Total Special Features:	Total:
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Full Bath	67	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 67	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	28.8 %
Functional:		
Economic:		
Special:		
Override:		
	Total:	28.8 %

Basic \$ / SQ:	80.00
Size Adj.:	0.81890720
Const Adj.:	1.00769961
Adj \$ / SQ:	66.017
Other Features:	763035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4259109
Depreciation:	1226623
Depreciated Total:	3032486

ELDERLY HOUSING.	6
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1st Res Grid	Desc: Line 1											# Units	67
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 26		BRs: 13		Baths: 67		HB 4						

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

No Unit	RMS	BRS	FL
67	4	2	
Totals			
67	268	134	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	66.02
Special Features:	0		Val/Su Net:	56.88
Final Total:	3032500		Val/Su SzAd	57.34

Figure 1 is a schematic diagram of a stepped profile. The profile is defined by a series of horizontal and vertical segments. Dimensions are given in parentheses: (1285) for the total width, (420) for a segment width, and (245) for another segment width. Labels include UFL, TFL, SFL, and PFL. A table on the right lists values for UFL, TFL, SFL, and PFL.

UFL	TFL	SFL	PFL
12	7	30	30
12	7	30	30
12	7	30	30
12	7	30	30

Code	Description	Area - SQ	Rate - AV	Undepr Value	
UFL	Upper Floor	20,565	66.020	1,357,640	
SFL	Second Floor	10,915	66.020	720,576	
TFL	Third Floor	10,915	66.020	720,576	
FFL	First Floor	10,495	66.020	692,848	
CPT	Carport	420	10.560	4,434	
Net Sketched Area:		53,310	Total:	3,496,074	
Size Ad	52890	Gross Area	53310	FinArea	52890

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6					
6					
8					
4					
4					
0					

AssessPro Patriot Properties, Inc



063.0

test PDF Combine only

Map

0004

Block

0003.B

Lot

1 of 2

CARD

Commercial

ARLINGTON

APPRaised: 4,065,300 /

USE VALUE: 4,065,300 /

ASSESSED: 4,065,300 /

Total Card /

Total Parcel

4,069,700

4,069,700

4,069,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
8		SUMMER ST, ARLINGTON	

OWNERSHIP

Unit #:					
Owner 1:	ARLINGTON HOUSING AUTHORITY				
Owner 2:	CUSACK TERR				
Owner 3:					
Street 1:	730 MASS AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .753 Sq. Ft. of land mainly classified as Housing Auth with a Govt. Bldg. Building built about 1983, having primarily Brick Exterior and 52890 Square Feet, with 67 Units, 67 Baths, 0 3/4 Bath, 4 HalfBaths, 268 Rooms, and 134 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		32788		Sq. Ft.	Site		0	70.	0.45	11			Med. Tr	-10					1,032,822						1,032,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
970	32788.000	3,032,500		1,032,800	4,065,300
Total Card	0.753	3,032,500		1,032,800	4,065,300
Total Parcel	0.753	3,036,900		1,032,800	4,069,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		76.86	/Parcel: 76.95

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	970	FV	3,036,900	0	32,788.	1,032,800	4,069,700		Year end	12/23/2021
2021	970	FV	3,036,900	0	32,788.	1,032,800	4,069,700		Year End Roll	12/10/2020
2020	970	FV	3,036,900	0	32,788.	1,032,800	4,069,700	4,069,700	Year End Roll	12/18/2019
2019	970	FV	2,978,500	0	32,788.	1,032,800	4,011,300	4,011,300	Year End Roll	1/3/2019
2018	970	FV	2,978,500	0	32,788.	693,500	3,672,000	3,672,000	Year End Roll	12/20/2017
2017	970	FV	2,978,500	0	32,788.	664,000	3,642,500	3,642,500	Year End Roll	1/3/2017
2016	903	FV	2,978,500	0	32,788.	604,900	3,583,400	3,583,400	Year End	1/4/2016
2015	903	FV	3,074,700	0	32,788.	486,900	3,561,600	3,561,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12426-635		5/4/1973			No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12426-635		5/4/1973			No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12426-635		5/4/1973			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2016	452	Window/S	67,500					new windows
7/29/2008	842	Manual	734,600			G9	GR FY09	new elevator
5/22/2008	498	Inter-De	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2000	Meas/Inspect	264	PATRIOT
7/1/1983		SL	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

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Database: AssessPro - ArchiveProArling

aprob

2023

Type: 50 - Govt. Bldg.

GENERAL INFORMATION	
Grade: C - Average	
Year Blt: 1983	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact: .
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 063.0-0004-0003.B

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A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

Kits:	67	Rating:	Average
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WSFlue:		Rating:	

Location:	
Total Units:	
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Phys Cond:	AV - Average	28.9
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[illegible]

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Size Ad	52890	Gross Area	53310	FinArea	52890

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
6					
6					
8					
4					
4					
0					

AssessPro Patriot Properties, Inc

